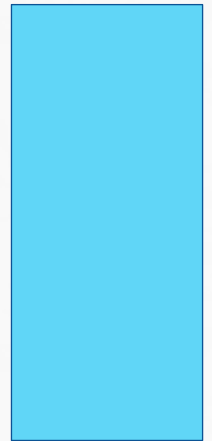


HOPE FOR CHOICE?

AN ANALYSIS OF HOPE VI REVITALIZATION GRANTS IN
GEORGIA WITH RECOMMENDATIONS FOR THE
CHOICE NEIGHBORHOODS INITIATIVE

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PRESENTATION OUTLINE

- Background
- Reason for Study
- Research Design
- Findings
- Recommendations for Choice Neighborhoods Initiative & Conclusions



Centennial Place, Atlanta, GA

BACKGROUND

- 6% of public housing units found to be “unfit, unsafe, and unlivable due to inadequate program funding, physical deterioration, and high rates of crime and unemployment” in 1992

(National Commission on Severely Distressed Public Housing, 1992)



Oglethorpe Homes, Macon City, GA

BACKGROUND - HOPE VI

- Housing Opportunities for People Everywhere (HOPE VI) established by the U.S. Department of Housing and Urban Development (HUD) to revitalize low-income communities with a focus in three areas:
 - Physical improvements
 - Management improvements
 - Social and community services to address resident needs

(U.S. Dept. of Housing and Urban Development)



Centennial Place, Atlanta, GA

BACKGROUND - HOPE VI

- The HOPE VI Program met these goals by:
 - Demolishing, rehabilitating, reconfiguring, or replacing obsolete projects in part or whole
 - Providing housing in ways that avoid or decrease the concentration of very low-income families (placement in nonpoverty neighborhoods, mixing of incomes)
 - Establishing positive incentives for resident self-sufficiency and comprehensive services that empower residents

One major goal of the program was to reduce concentrations of poverty by attracting middle income families and encouraging mixed-income neighborhoods

(Popkin, 2002)

BACKGROUND - HOPE VI

Funding for HOPE VI Revitalization Grants used for:

- Capital costs of major rehabilitation, new construction and other physical improvements
- Demolition of severely distressed public housing
- Acquisition of sites for off-site construction
- Community and supportive service programs for residents, including those relocated as a result of revitalization efforts

MIXED-INCOME NEIGHBORHOODS

Benefits of Mixed-Income Neighborhoods

Encourage further development/investment

Reduce vacancy rates

Increase local revenues

Increase property values

Increase social mixing

Rehabilitate distressed properties

Stabilize declining areas

Reduce sprawl

Decrease crime

(Atkinson, 2004)

MIXED-INCOME NEIGHBORHOODS

Negative Impacts of Mixed-Income Neighborhoods

Loss of affordable housing

Displacement (rent increases, housing demand)

Community resentment & conflict

Increased cost & changes to local services

Psychological costs of displacement

Increase in crime

Loss of social diversity

Homelessness

Unsustainable property price increases

Under-occupancy and population loss

(Atkinson, 2004)

REASON FOR STUDY

- In 2010, HUD decided to end funding for HOPE VI and instead focus on creating a new program called Choice Neighborhoods Initiative (CNI)

“Choice Neighborhoods grants transforms distressed neighborhoods and public and assisted projects into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs”

(U.S. Dept. of Housing & Urban Development)

REASON FOR STUDY

- Assess how HOPE VI revitalization grants have impacted housing and population trends in Georgia
- Identify issues encountered by HOPE VI grantees to craft recommendations for the Choice Neighborhoods Initiative



West End, Atlanta, GA

GEORGIA HOPE VI SITES

- Fulton County
 - Centennial Place
 - West Highlands
 - Villages at Carver
 - Capitol Gateway
 - Mechanicsville
 - West End
 - Auburn Pointe
- Bibb County
 - Tattnall Place
- Chatham County
 - Ashley Midtown
- Muscogee County
 - Ashley Station

RESEARCH DESIGN

- Collect information from:
 - U.S. Department of Housing and Urban Development
 - Public Housing Authorities (5 received HOPE VI grants in GA)
 - Literature review & analysis
 - GA HOPE VI sites
 - Successes and failures of HOPE VI (in general)
 - ESRI Community Analyst
 - Used for 1990 and 2000 data
 - U.S. Census
 - 2010 Data (ACS 5-year estimates)

RESEARCH DESIGN

- Housing
 - Number of original public housing units
 - Number of new/rehabilitated units
 - Breakdown of units (affordable, tax credit, market rate)

The following data was collected for : 1990, 2000, & 2010

- Housing value
- Contract rent



Mechanicsville, Atlanta, GA

RESEARCH DESIGN

- Population

Data was collected for: 1990, 2000, & 2010

- Household income
- Poverty status
- Educational attainment
- Employment rates



West Highlands, Atlanta, GA

OBSTACLES ENCOUNTERED

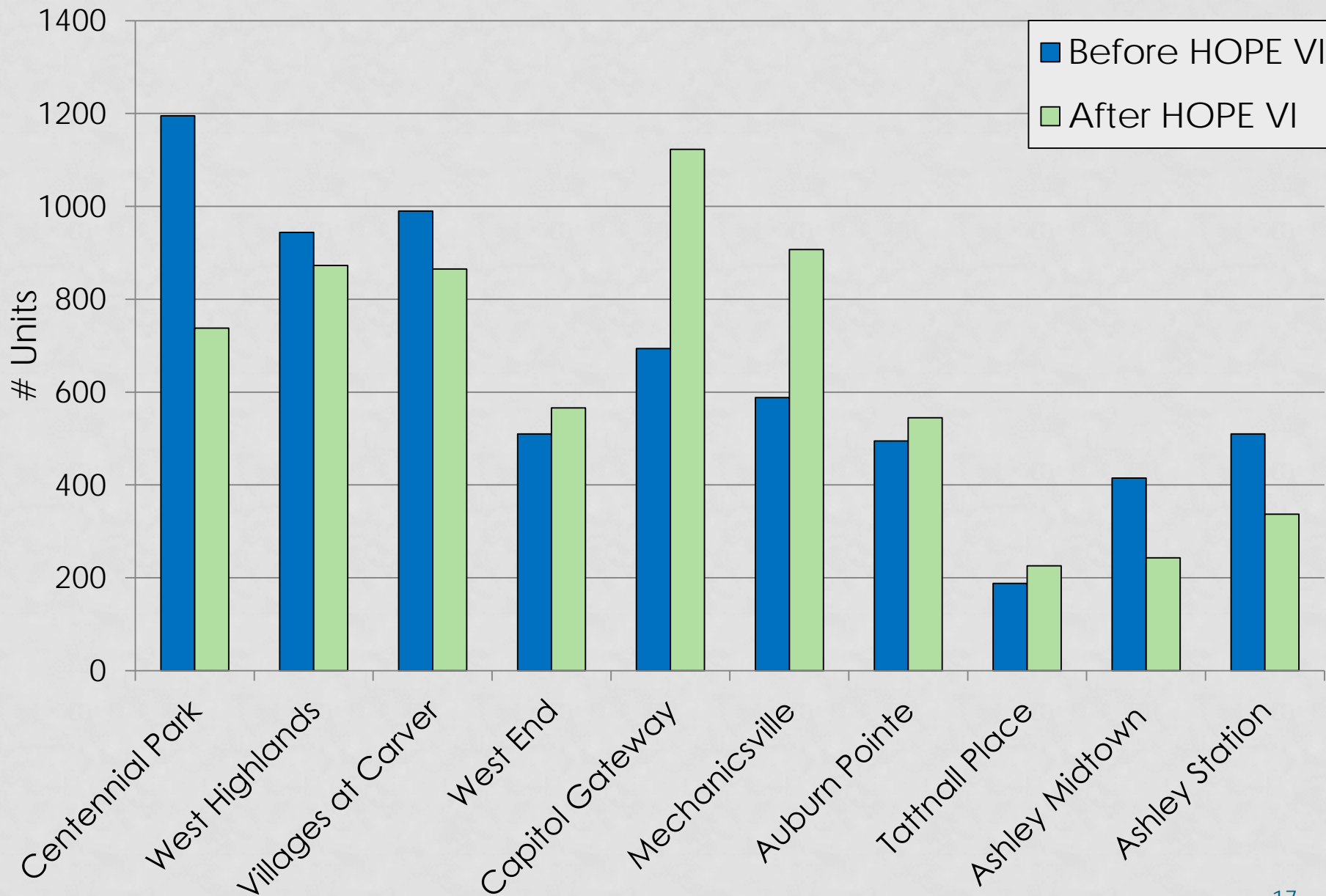
- Lack of consistent information provided from HUD
- Lack of response from contacted PHAs
- Inability to obtain application documents from PHAs or HUD



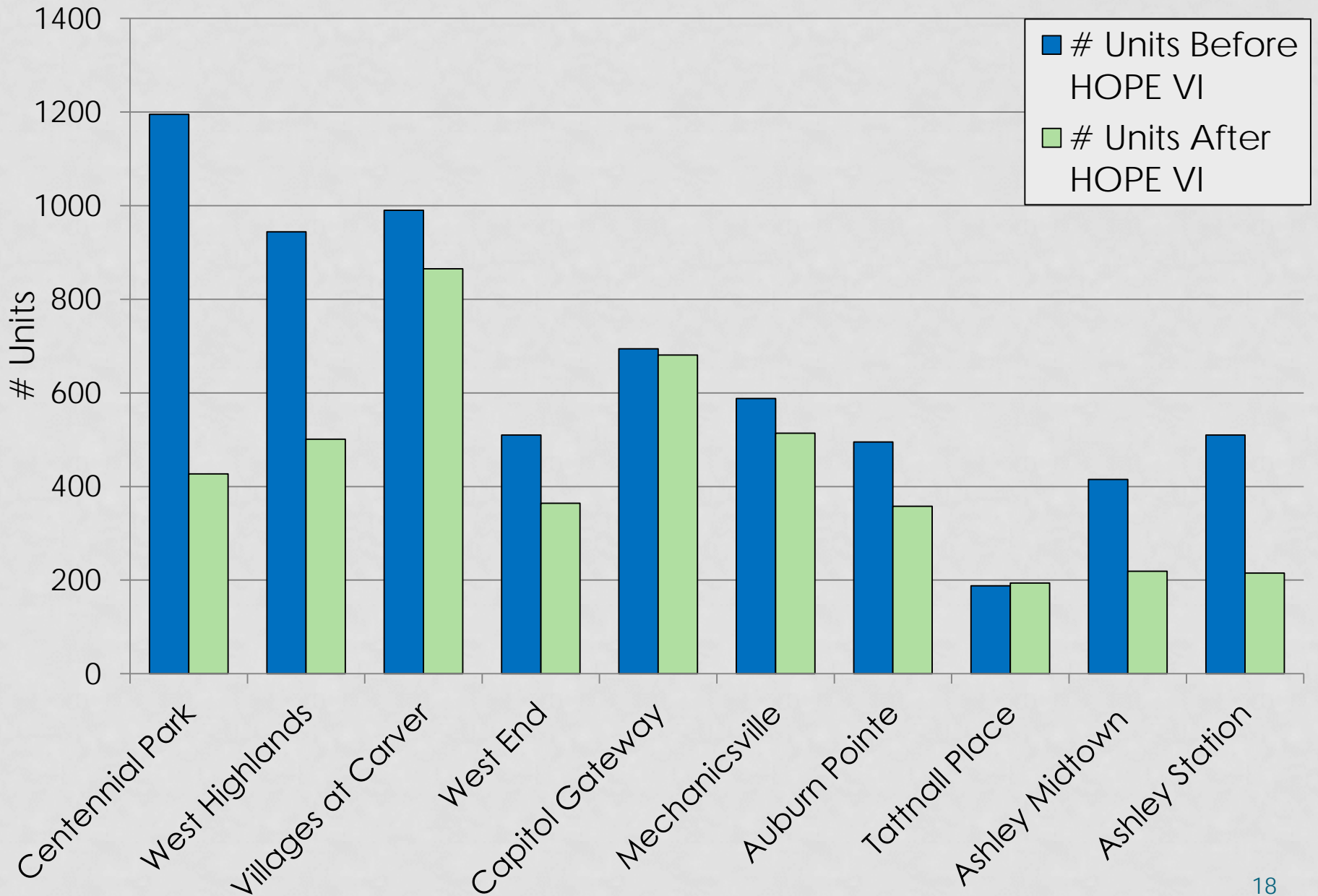
Ashley Midtown, Savannah, GA

FINDINGS – HOUSING

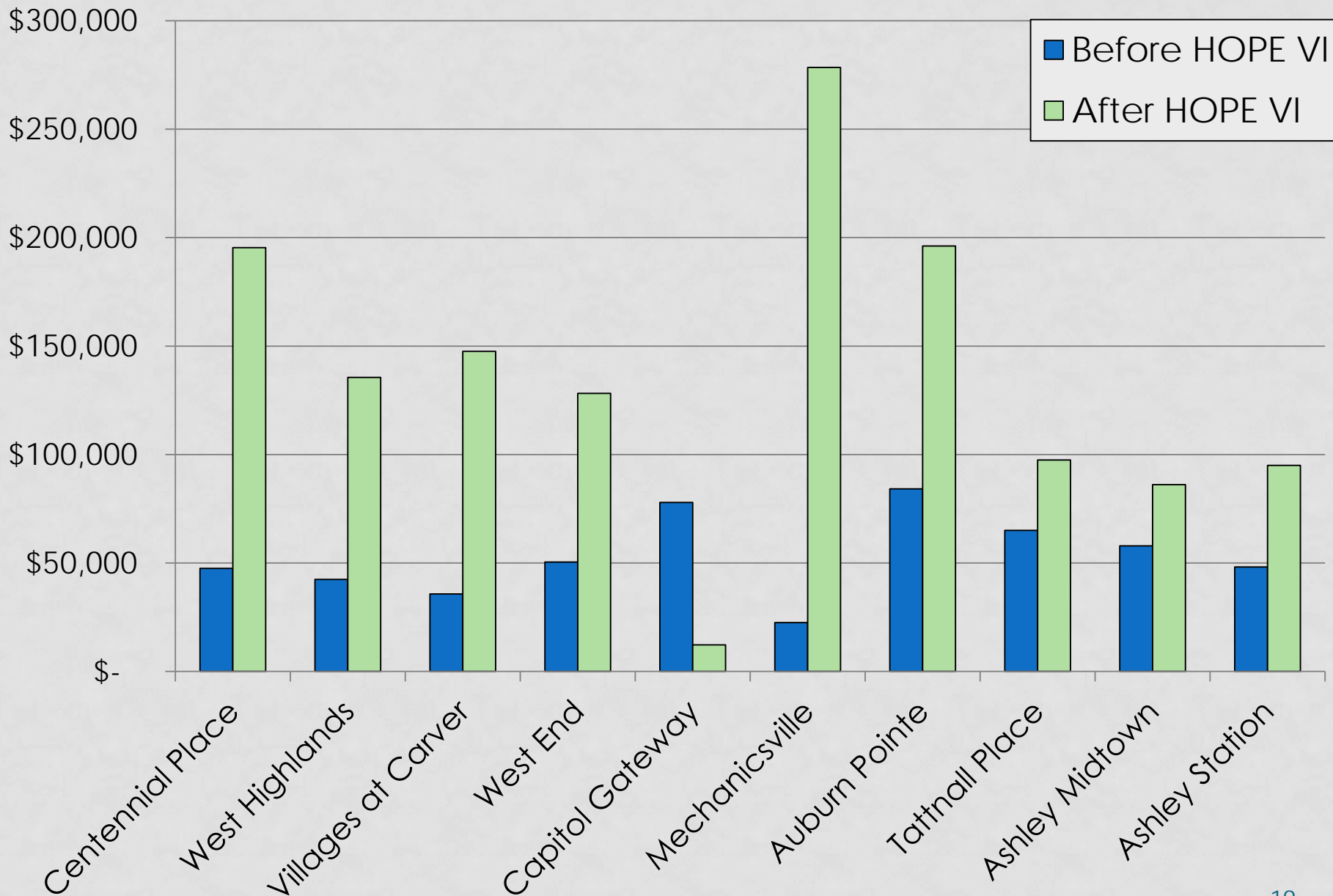
Change in Total # of Units



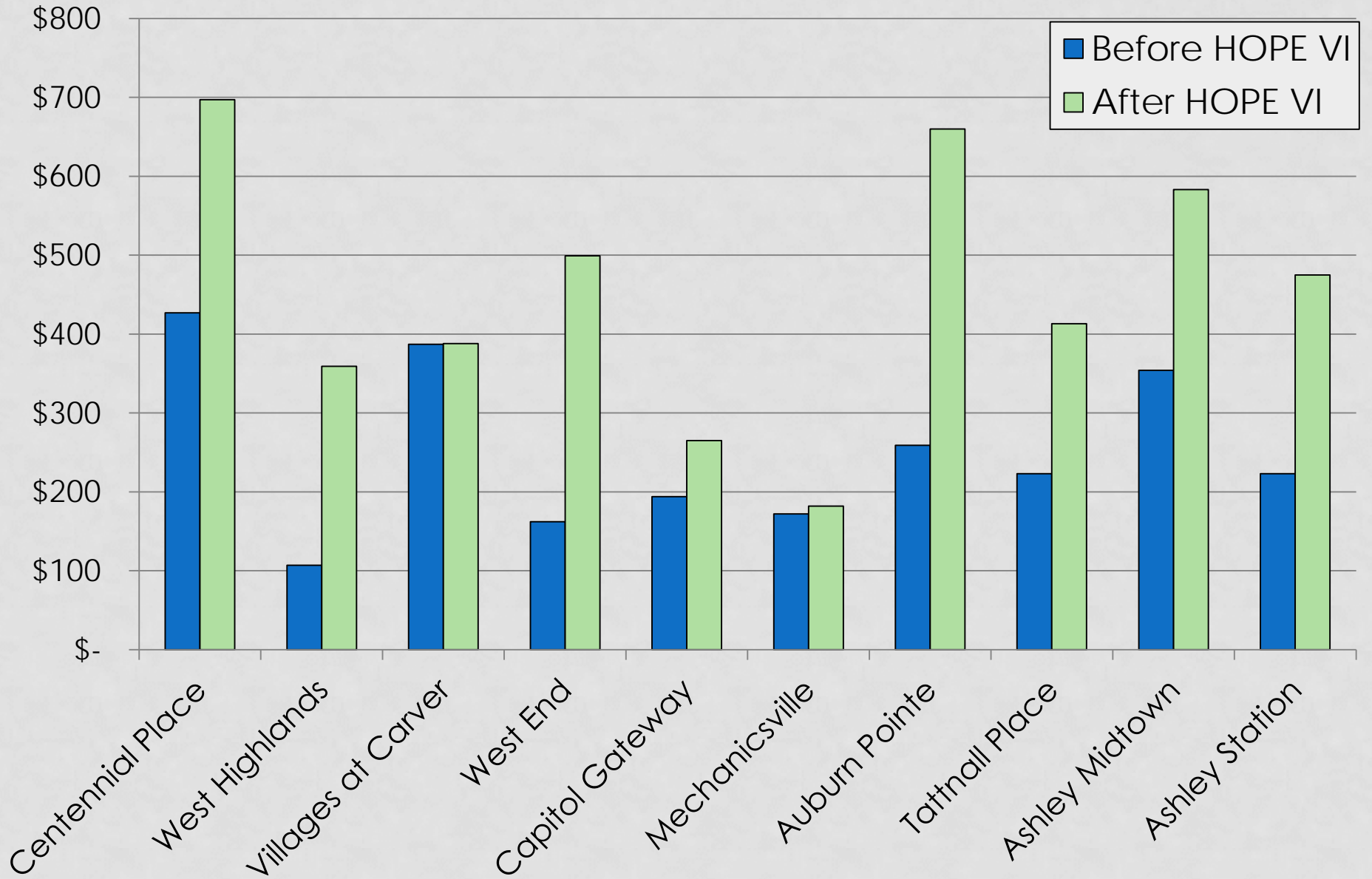
Change in # of Affordable Units



Change in Median Home Value (Owner Occupied Units)

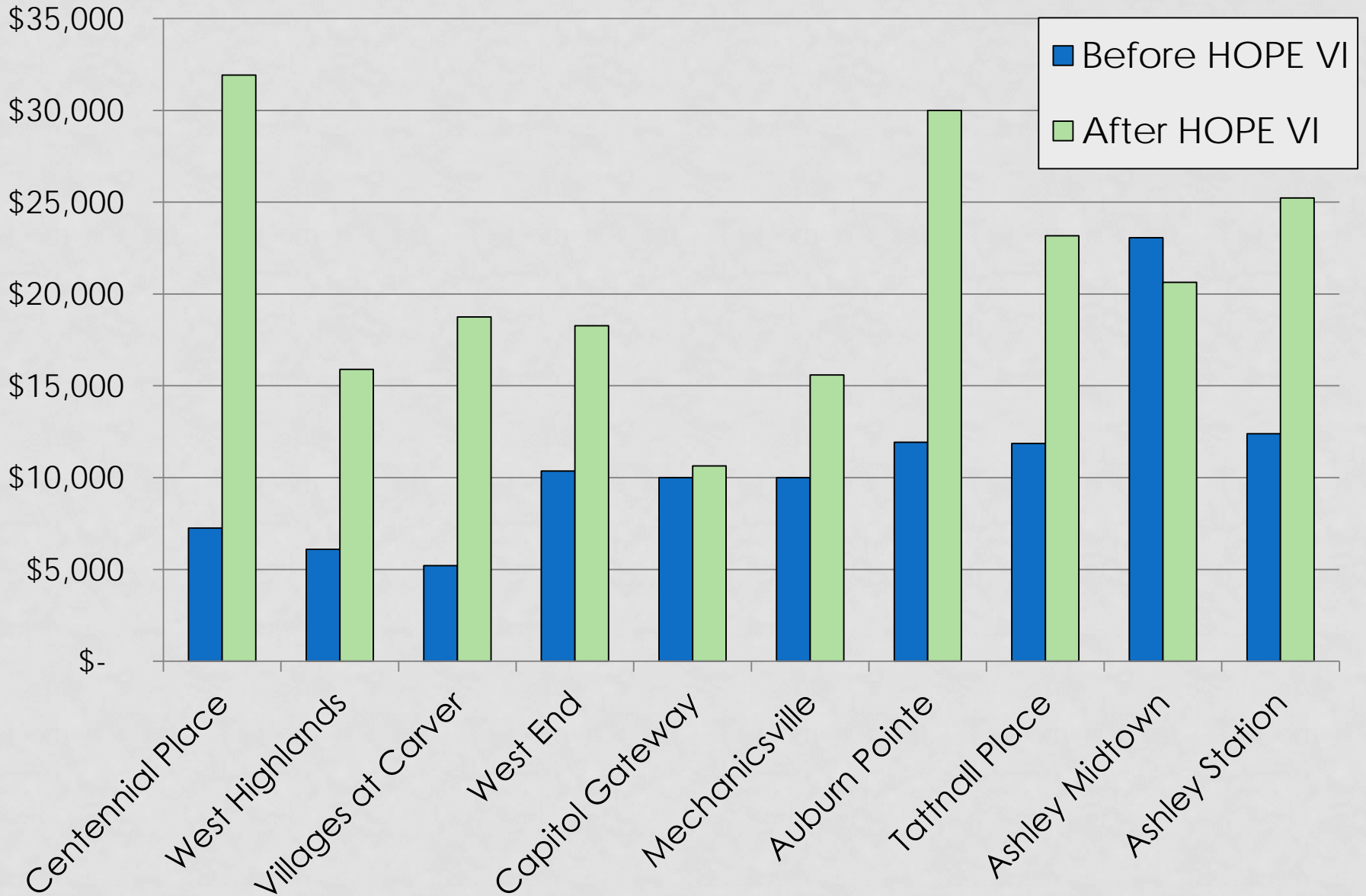


Change in Median Rent



FINDINGS - INCOME & POVERTY

Change in Median Household Income

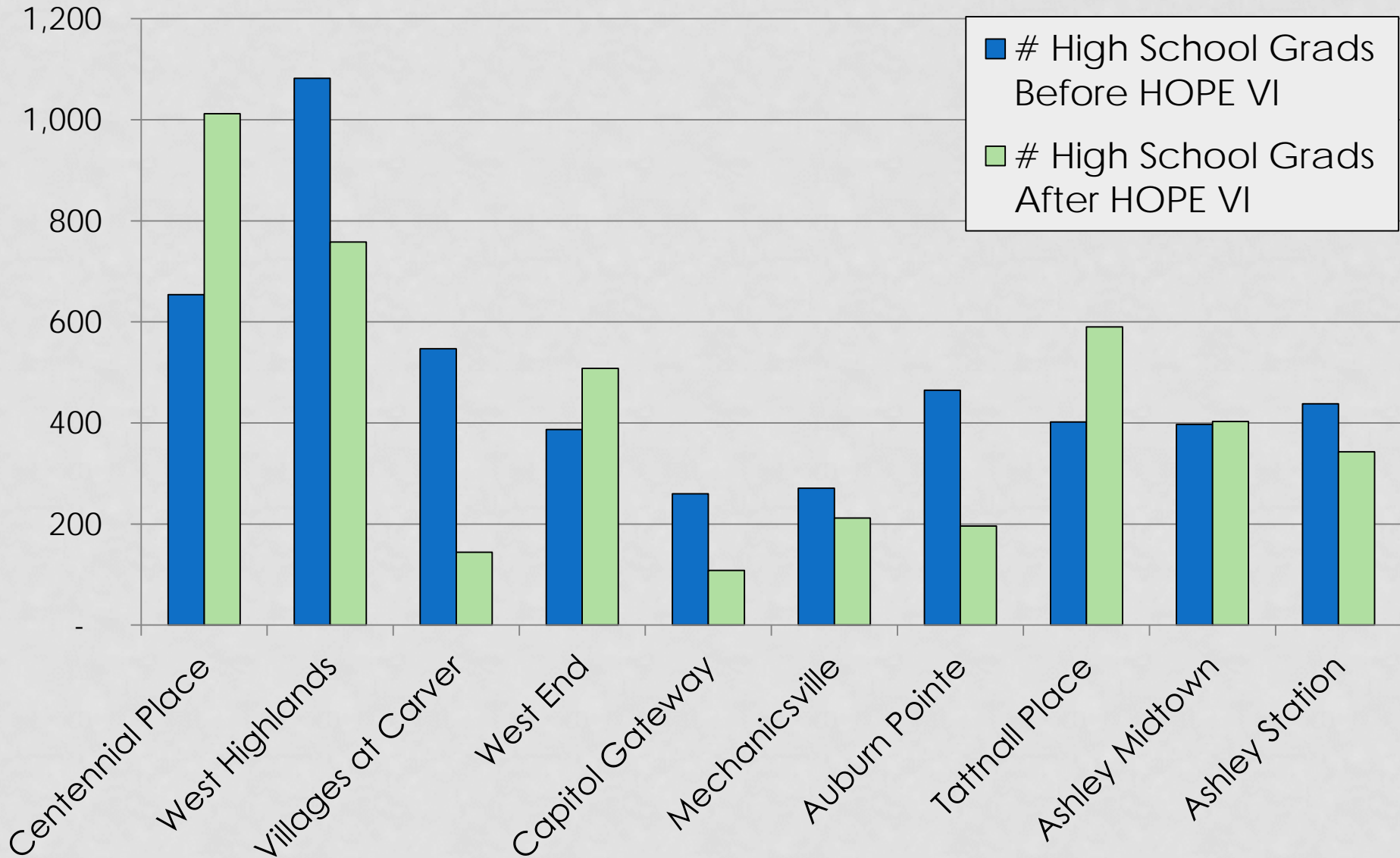


% of Population Below Poverty Line

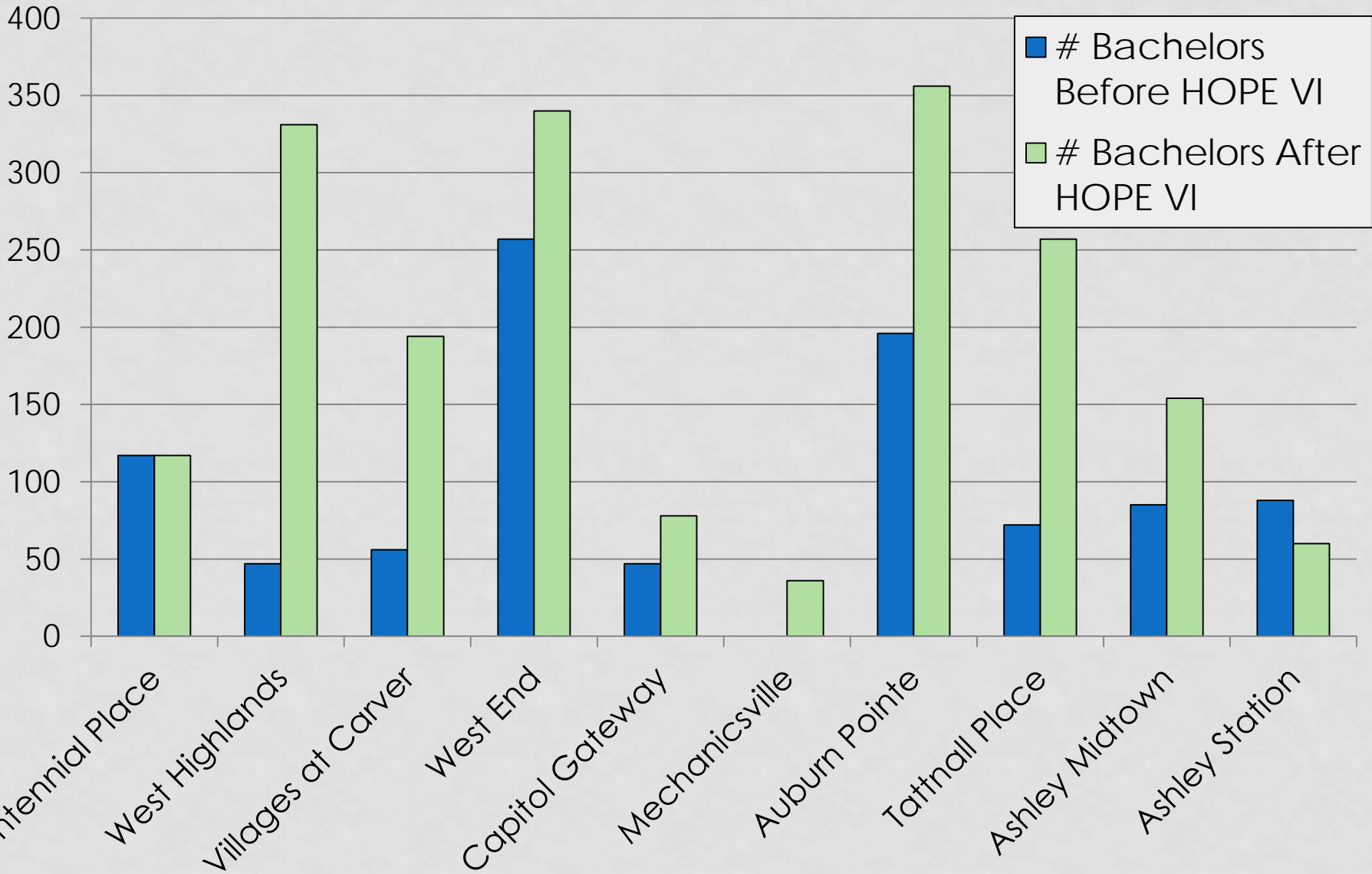
	Before HOPE VI	After HOPE VI	Change
Centennial Place	71%	42%	-29%
West Highlands	61%	45%	-16%
Villages at Carver	70%	43%	-27%
West End	46%	43%	-3%
Capitol Gateway	61%	60%	-1%
Mechanicsville	68%	33%	-35%
Auburn Pointe	46%	36%	-10%
Tattnall Place	45%	35%	-10%
Ashley Midtown	27%	49%	22%
Ashley Station	47%	10%	-37%

EDUCATION & EMPLOYMENT

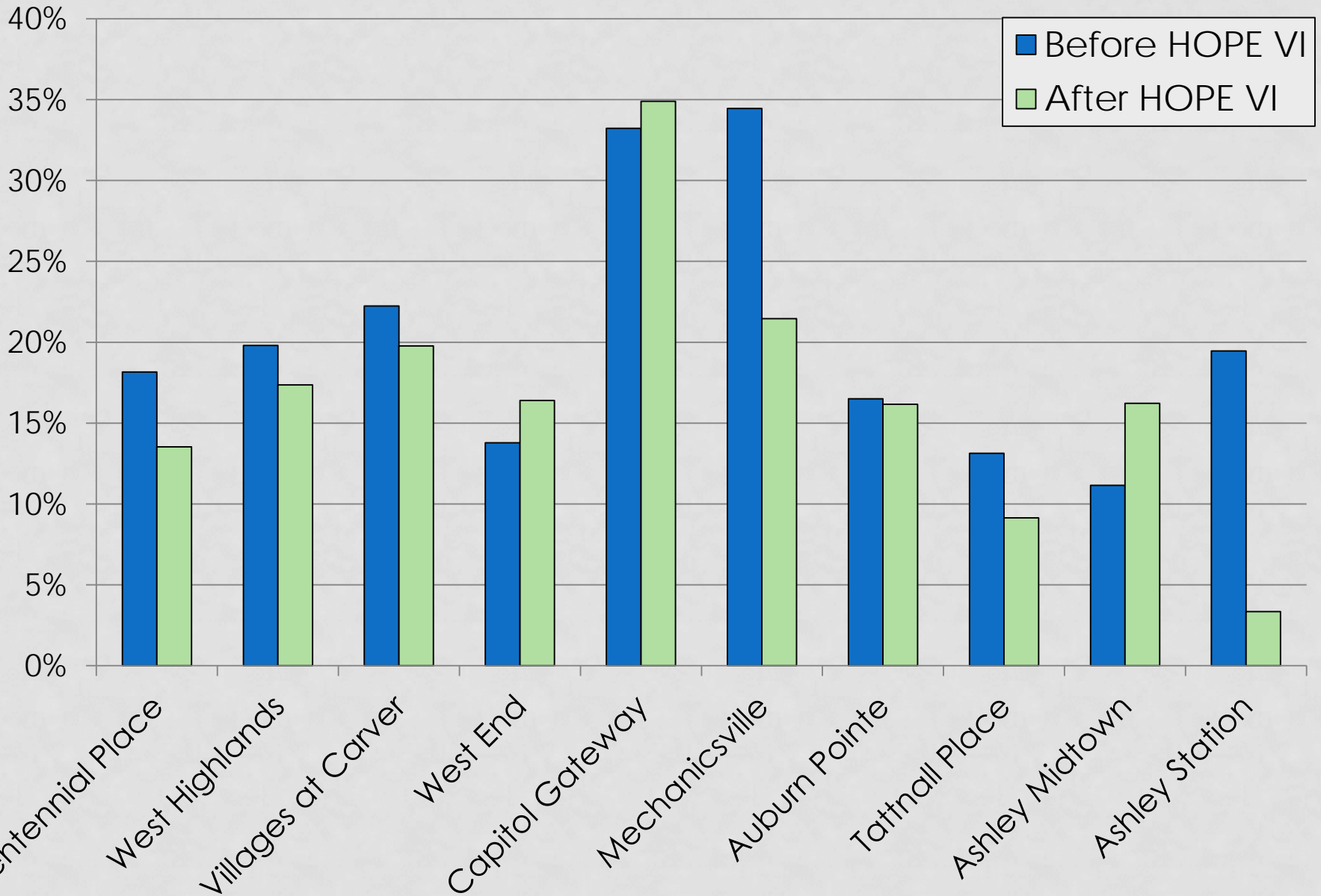
Educational Attainment (Ages 25+) – High School Diploma



Educational Attainment (Ages 25+) – Bachelors Degree



% Unemployment



Summary of Changes at HOPE VI Sites

	Number Affordable Units	Median Home Value	Rent	Median Household Income	Below Poverty Line	Educational Attainment	Rate of Unemployment
Centennial Place	↓	↑	↑	↑	↓	↑	↓
West Highlands	↓	↑	↑	↑	↓	↑	↓
Villages at Carver	↓	↑	↑	↑	↓	↑	↓
West End	↓	↑	↑	↑	↓	↑	↑
Capitol Gateway	↑	↓	↑	↑	↓	↑	↑
Mechanicsville	↓	↑	↑	↑	↓	↑	↓
Auburn Pointe	↓	↑	↑	↑	↓	↑	↓
Tattnall Place	↑	↑	↑	↑	↓	↑	↓
Ashley Midtown	↓	↑	↑	↓	↑	↑	↑
Ashley Station	↓	↑	↑	↑	↓	↑	↓

KEY POINTS TO KEEP IN MIND

- Approximately 1/3 of the public housing units that received a HOPE VI funding were unoccupied at the time the grant was awarded
 - The true rate of replacement in 2003 was 78%
- Rates of reoccupation vary due to:
 - Former residents are pleased with current housing
 - No desire to disrupt their lives for relocation
 - The site brings back bad memories
 - Residents do not trust the PHAs or property managers
 - Some residents don't meet the requirements for reoccupation

(Popkin et. al 2004)

RECOMMENDATIONS FOR CHOICE NEIGHBORHOODS



Auburn Pointe, Atlanta, GA

- Develop a measurement system to measure each PHAs performance
- Require a one-for-one replacement of occupied public housing units
- Update numbers on severely distressed units and provide these sites with grants before funding other projects

RECOMMENDATIONS FOR CHOICE NEIGHBORHOODS

- Establish programs for hard to house residents
- Require resident tracking services
- Guarantee enrollment in newly revitalized schools for children displaced by grant
- Provide former residents with access to community services regardless of their current locations
- Provide improved services to reduce rates of unemployment



Capitol Homes, Atlanta, GA

CONCLUSION

- While HOPE VI does not provide a one-for-one replacement of all public housing units, revitalization grants in Georgia have met the goals of HOPE VI by:
 - Demolishing distressed units and providing new, high quality public housing
 - Improving areas surrounding the HOPE VI site
 - Decreasing concentrations of very low-income families
 - Incorporating sustainable practices such as new urbanism, walkable streets, and energy efficient home appliances
- By implementing the suggested recommendations, Choice Neighborhoods Initiative has the potential to be a major success



Tattnall Place, Macon City, GA



Ashley Station, Columbus, GA



Villages at Carver, Atlanta, GA

THANK YOU